

EDGEWATER CONDOMINIUM OCTOBER '23 MONTHLY FINANCIAL REPORT

10 CURRENT MONTH	2023 ANNUAL	10 MONTH	10 MONTH	10 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2022 CASH FORWARD	103,000.00	103,000.00	47,159.86	-55,840.14
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	677,040.00	691,063.00	14,023.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,500.00	2,125.00	-375.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	3,125.00	3,125.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,333.33	2,940.60	-392.73
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,333.33	1,890.88	-1,442.45
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	789,206.67	748,304.34	-40,902.33
EXPENSES:				
200 - PAYROLL GROSS:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	206,666.67	176,832.72	-29,833.95
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	45,833.33	50,878.18	5,044.85
203 - HEALTH CARE INSURANCE	18,000.00	15,000.00	9,817.56	-5,182.44
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	267,500.00	237,528.46	-29,971.54
300 - REPAIRS & MAINTENANCE:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	6,250.00	6,197.96	-52.04
302 - ROOFING REPAIRS	2,400.00	2,000.00	0.00	-2,000.00
303 - PLUMBING REPAIRS	3,600.00	3,000.00	0.00	-3,000.00
304 - FIRE SAFETY	1,500.00	1,250.00	0.00	-1,250.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	10,416.67	13,793.26	3,376.59
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,333.33	1,893.11	-1,440.22
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,000.00	785.95	-214.05
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,000.00	2,263.25	1,263.25
309 - SIGNAGE	3,000.00	2,500.00	77.15	-2,422.85
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	43,704.17	28,242.23	-15,461.94
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	74,454.17	53,252.91	-21,201.26
400 - CONTRACT SERVICES:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
401 - PEST CONTROL EXTERIOR - Truly Nolan {Annual Payment}	6,175.00	6,175.00	5,977.40	-197.60
402 - LANDSCAPING CONTRACT - Majestic & Erics	60,000.00	50,000.00	39,706.00	-10,294.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	19,600.00	18,400.00	-1,200.00
404 - LAWN CARE PROGRAM - Turf Master {Annual Payment}	7,560.00	7,560.00	7,560.00	0.00
* 400 - TOTAL CONTRACT SERVICE	97,255.00	83,335.00	71,643.40	-11,691.60
500 - INSURANCE:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE {IOA} * this amount is what is transferred to insurance account, not actual amount paid	72,000.00	60,000.00	60,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	60,000.00	60,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,500.00	1,911.84	-588.16
602 - OFFICE SUPPLIES	1,200.00	1,000.00	497.98	-502.02
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,250.00	1,020.05	-229.95
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	5,833.33	5,039.62	-793.71
605 - RECREATIONAL /ZEN AREA	600.00	500.00	50.04	-449.96
606 - SOCIAL COMMITTEE	1,200.00	1,000.00	-11.09	-1,011.09
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	12,083.33	8,508.44	-3,574.89
700 - POOL MAINTENANCE:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	5,000.00	6,084.00	1,084.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,666.67	1,634.09	-32.58
703 - POOL FURNITURE	2,000.00	1,666.67	503.54	-1,163.13
* 700 - TOTAL POOL EXPENSES	10,000.00	8,333.33	8,221.63	-111.70
800 - LANDSCAPING:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	10,000.00	13,648.12	3,648.12
802 - TREE TRIMMING & REMOVABLE	12,000.00	10,000.00	12,150.00	2,150.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,916.67	2,393.13	-523.54
804 - DITCH MAINTENANCE	6,000.00	5,000.00	5,000.00	0.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	27,916.67	33,191.25	5,274.58
900 - PROFESSIONAL:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	4,000.00	4,850.00	850.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	9,000.00	9,000.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	4,166.67	1,900.00	-2,266.67
* 900 - TOTAL PROFESSIONAL	19,800.00	17,166.67	15,750.00	-1,416.67
1000 - TAXES:& GOVERNMENT FEES	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	1,083.33	901.60	-181.73
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT (due in Nov)	1,248.00	0.00	0.00	0.00
* 1000 - TOTAL TAXES	2,548.00	1,083.33	901.60	-181.73
1100 - UTILITIES:	2023 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	23,333.33	22,631.91	-701.42
1102 - WATER - Deltona Water	9,500.00	7,916.67	7,488.65	-428.02
1103 - PROPANE GAS - FPU POOLS	30,000.00	25,000.00	11,019.14	-13,980.86
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	833.33	127.81	-705.52
* 1100 - TOTAL UTILITIES	68,500.00	57,083.33	41,267.51	-15,815.82
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	165,000.00	165,000.00	0.00
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	773,955.83	695,265.20	-78,690.63

RECONCILES WITH CURRENT BALANCE SHEET - Oct cash forward to Nov ==>

\$53,039.14

YTD % OF BUDGET==>

89.83%

VARIANCE (-) UNDER budget (+) OVER BUDGET